

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation Control Committee 3rd August 2005
AUTHOR/S: Director of Development Services

**S/1321/05/F - Grantchester
Extension (Amended Design) at Chapel House, 39 Broadway
for J Goddard and E Widdis**

**Recommendation: Delegated Approval
Determination Date: 30th August 2005**

Members will visit the site on Monday 1st August 2005.

Conservation Area

Site and Proposal

1. The dwelling sits perpendicular to the road within the village framework. An adjacent 'chapel' building is linked to it with a flat roof element. The rear (west elevation) of the property abuts the large garden to No. 43, a large dwelling set well back from the road and accessed to the side of the old chapel.
2. The full planning application, received on 5th July 2005, proposes the extension of the property, chiefly over the existing flat roof element, to provide additional living accommodation. The approach is to use a contemporary design and materials essentially forming a glazed link between the existing dwelling and old chapel building. The application seeks to change the fenestration detail on the west elevation to address privacy concerns in a previous withdrawn application.

Planning History

3. A planning application was submitted on 25th April 2005 and withdrawn on 20th June 2005 to enable negotiations over changes to the fenestration detail on the west elevation to take place (to address privacy concerns).

Planning Policy

4. Policy HG12 of the South Cambridgeshire Local Plan 2004 (the Local Plan) – Extensions to dwellings within frameworks states:

"Planning permission for the extension and alteration of dwellings will not be permitted where:

- (1) The design and use of materials would not be in keeping with local characteristics;
- (2) The proposal would harm seriously the amenities of neighbours through undue loss of light or privacy, being unduly overbearing in terms of its mass, or would adversely affect surrounding properties by virtue of its design, layout, location or materials;

- (3) There would be an unacceptable loss of off-street parking or garden space within the curtilage;
 - (4) There would be an unacceptable visual impact upon the street scene;
 - (5) Boundary treatment would provide an unacceptable standard of privacy and visual amenity”.
5. Policy EN28 of the Local Plan - Development within the Curtilage or Setting of a Listed Building seeks to ensure that development will not damage the setting of Listed Buildings.
6. Policy EN30 of the Local Plan - Development in Conservation Areas seeks to ensure that proposals preserve or enhance the special character and appearance of Conservation Areas.

Consultation

7. **Grantchester Parish Council**
The Parish Council comments are awaited.
8. **Conservation Manager**
“I had pre application discussions with the applicants and their agent. The existing dwelling comprises two buildings joined by a single storey link of no architectural interest. The scheme proposes to replace this link with a new 2 storey link of contemporary design. The architectural language of the existing buildings are very different from each other, and the decision to use a contemporary architectural form for this link is therefore appropriate though its treatment should be kept very simple to avoid drawing the eye from the original buildings. I would therefore wish to see a condition requiring agreement of large-scale details to ensure the architectural intentions are translated into reality.
9. I am satisfied that the proposals will not impact unduly on the setting of the Conservation Area. It will be important to prevent a first floor from being installed over the kitchen at a future date, since this would result in unacceptable overlooking of the house to the rear (No. 43).
10. No objection to the overall concept and approach. Conditions required on details”.

Representations

11. The report is written early in the consultation period. No comments have been received though the occupiers of No. 43 Broadway objected to the previous application on grounds of overlooking, light pollution, unsympathetic design, loss of light and light reflection and are likely to oppose the current proposal. The comments will be reported verbally. The neighbour consultation period expires on 4th August 2005.

Planning Comments – Key Issues

12. The key issue is the impact of the proposal on the amenities of adjoining neighbours and the character and appearance of the Conservation Area and the setting of the adjacent Grade II Listed Building, No. 35 Broadway, to the south.
13. ***Impact on No. 43***
West elevation

The west elevation of the building is approximately 27m away from the east wall of No. 43 and its south facing patio. The revised proposal has been carefully designed to ensure that no overlooking of the house or garden to No. 43 occurs. A first floor window is to be inserted into the western elevation where there is currently an existing blocked up opening. This window would have to be obscure glazed and fixed. The glazed roof element that links the main part of the dwelling to the old chapel building is to provide light to the ground floor only. A condition to prevent the insertion of an additional internal floor will ensure that no overlooking from this glazing is possible.

14. The only other opening on this west elevation is a bathroom window which the applicants wish to be clear glass. A 'blinker wall' is proposed to restrict views to and from the garden to No. 43. Existing trees will help screen any further views in to and out of this window. Members will be able to judge the impact of this on the site visit.
15. It will be important to use non-reflective glass on the rear glazed element above the kitchen to minimise the amount of glare from the sun as it sets in the west. This can be achieved through a condition requiring the submission of details of glazing materials.
16. North elevation and fire escape
The north elevation lies adjacent to the driveway for No. 43 and is to remain unaltered apart from the insertion of a glazed element to the roof which is intended to provide borrowed light into a bedroom. A new internal staircase is to be inserted linking the ground floor study/library and the first floor bedroom in the chapel building. The window to this staircase is existing and is proposed to provide emergency fire access. This is not possible as the access would be onto land that is not within the ownership or control of the applicants. However, a minor internal alteration could achieve the necessary requirements for Building Regulations. I am therefore satisfied that the proposal can be achieved with regard to fire escape without impacting adversely on the occupiers of No. 43.
17. ***Conservation Area and setting of Listed Building***
The north and south elevations remain largely unaltered apart from some minor door and fenestration alterations. The east elevation is altered only by the new link element which is set back from the front facades of the dwelling and chapel. I am mindful of the Conservation Managers comments and I do not therefore consider that the street scene, Conservation Area or setting of the adjacent Listed Building will be adversely affected.

Recommendation

18. Delegated approval subject to no new material planning issues being raised as a result of consultations and with the following conditions:
 1. **The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.**
(Reason - To ensure that consideration of any future application for development in the area will not be prejudiced by permissions for development which would not have been acted upon.)
 2. **No development shall commence until precise details of the external cladding, at a scale of 1:10, and materials to be used for the external walls, glazing and roof have been submitted to and approved in writing by the Local Planning Authority; the development shall be carried out in accordance with the approved details.**

(Reason - To ensure that visually the development accords with neighbouring buildings and is not incongruous in accordance with the requirements of Policies HG12, EN28 and EN30 of the South Cambridgeshire Local Plan 2004).

3. **No further windows, doors or openings of any kind shall be inserted in any elevation of the development, hereby permitted, unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf.**

(Reason - To safeguard the privacy of occupiers of the adjoining properties and to protect the setting of the adjacent Listed Building, No. 35 Broadway and the character and appearance of the Grantchester Conservation Area in accordance with the requirements of Policies HG12, EN28 and EN30 of the South Cambridgeshire Local Plan 2004.)

4. **The first floor windows in the west elevation of the development, annotated No. 12 and No. 13 on plan reference BR0.0.11A, hereby permitted, shall be fitted and permanently maintained with obscured glass. These windows shall be fixed and incapable of being opened.**

(Reason - To safeguard the privacy of occupiers of the adjoining property No. 43 Broadway in accordance with the requirements of Policy HG12 of the South Cambridgeshire Local Plan 2004.)

5. **No internal first floor shall be inserted above the kitchen as indicated on plan reference BR0.0.09B.**

(Reason – To safeguard the privacy of occupiers of the adjoining property No. 43 Broadway)

6. **The ‘blinker wall’ on the west elevation, shown on drawing no. BR0.0.10A, shall be erected prior to the occupation of the development and thereafter maintained.**

(Reason - To safeguard the privacy of occupiers of the adjoining property No. 43 Broadway in accordance with the requirements of Policy HG12 of the South Cambridgeshire Local Plan 2004.)

Reasons for Approval

1. The development is considered generally to accord with the Development Plan and particularly the following policies:
 - **South Cambridgeshire Local Plan 2004: HG12** (Extensions to dwellings within frameworks),
 - **EN28** (Development within the curtilage or setting of a Listed Building) and **EN30** (Development in Conservation Areas)
2. The proposal conditionally approved is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
 - Residential amenity
 - Visual impact on the locality

Background Papers: the following background papers were used in the preparation of this report: Planning Files reference S/1321/05/F and S/0836/05/F, South Cambridgeshire Local Plan 2004.

Contact Officer: Nigel Blazeby – Senior Planning Assistant
Telephone: (01954) 713256